

Buildable Vacant Lot Activity

2004 Vacant Lot Highlights

1. There were 1,698 buildable, single-family lots in and around Wichita added to the base inventory and 1,598 building permits issued during 2004. This resulted in a net decrease of approximately 100 lots to the area's total supply during 2004.
2. The cumulative supply of single-family building lots in the seven growth areas in and around Wichita decreased by 9.7% during 2004 to 3,252.
3. Including the activity of the last 12 months, the Wichita urbanized area currently has a 3.2-year supply of vacant residential building lots, which is down from the previous twelve-month period (3.4 years).
4. The seven urbanized growth sub-areas have a supply of lots ranging from 2.3 years in the Central area to 4.4 years in the North area.
5. The largest increase in full service lots was 810 added in the Northwest growth area followed by 352 added to the Northeast area.

METHODOLOGY

Between the process of subdividing land for new homes and the issuing of a permit to build a home, comes the task of extending services to a residential lot. The services that need to be extended include water, sewer, and roads. **Full service single-family building lots are defined as those lots which are subdivided zoned for single family residential use and have the following municipal services: public water, public sewer and paved streets in place.** Once these services are in place the lot becomes buildable. In other words, the permit to build the house can be obtained.

This section of Development Trends looks at single family residential development within Wichita and the Wichita 2030 Urban Growth Area at the point that land has been zoned, subdivided, and services extended. It does not address infill development due to the difficulty of determining the availability of vacant lots in older core area subdivisions, but tracks the supply of and demand for “full service, single-family building lots” in the major growth areas. Also, it does not address vacant buildable lots in the small cities or rural areas due to inconsistency of information.

The change in available buildable lots is determined by adding to the number of existing buildable lots (at the beginning of the time period) the number of new residential lots that have had sewer, water, and streets built during the twelve-month reporting period. Then, subtracted from that number are the number of building permits for single family homes on similar lots that were issued during the same time period. This is done because these lots have been “used up” and, hence, are removed from the total remaining inventory of available lots.

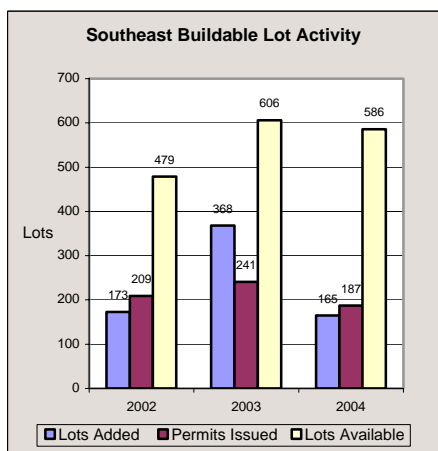
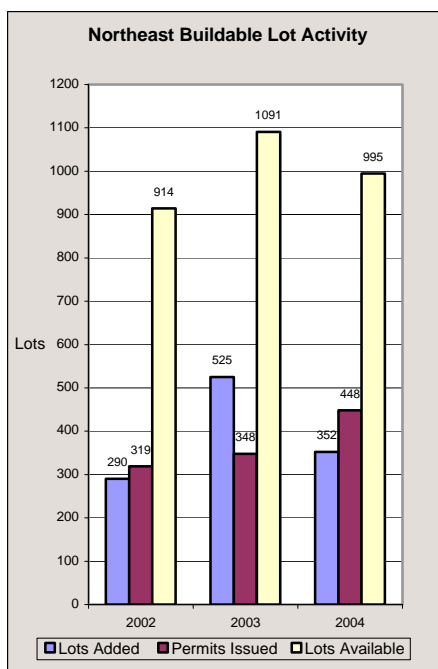
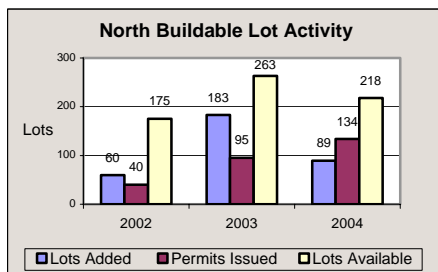
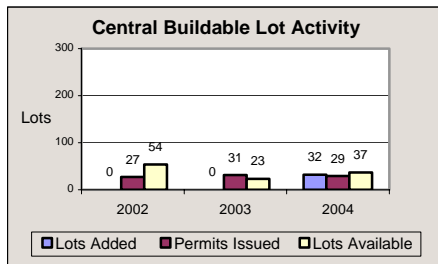
The information on municipal services available to vacant residential lots is provided to the Planning Department by the Public Works Department, Engineering Division, of the City of Wichita. Information on the number of single family building permits issued is provided by the City’s Office of Central Inspection and the Sedgwick County Code Enforcement Department.

BUILDING LOT INVENTORY

The map, charts, and tables present data on available residential building lots in the Wichita urbanizing, fringe area. Data are

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Figure 10
Wichita Urbanized Area Buildable Lots



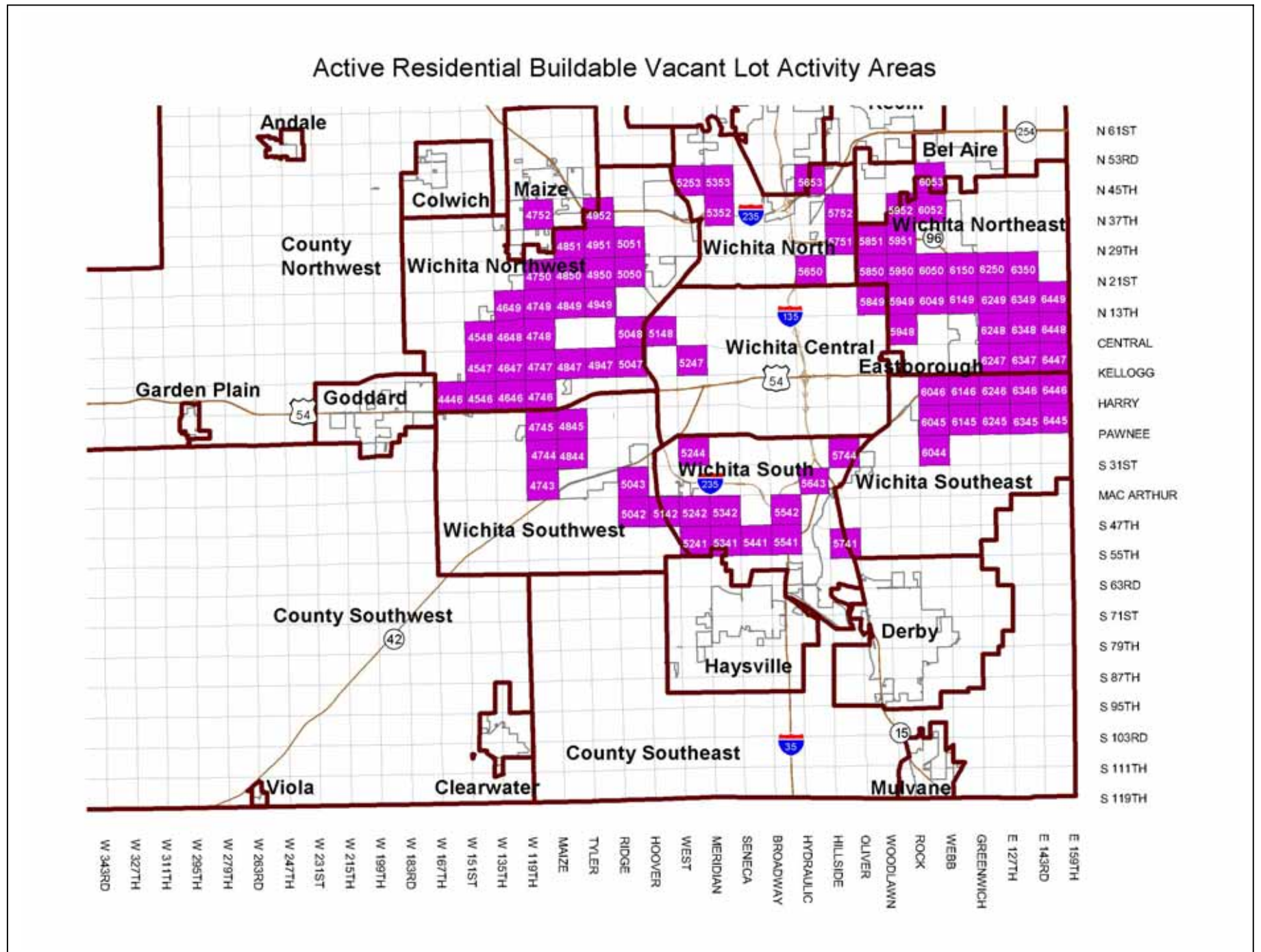
displayed geographically at two levels: by each square mile and aggregated by the larger growth areas (i.e., the North, Northeast, Southeast, South, Southwest, Northwest and Central growth areas of Wichita). Growth (or planning) areas are divisions of Wichita and its 2030 Urban Growth Area which correspond to the data collection categories used in the Comprehensive Plan.

Section map numbers are 4 digit numbers assigned to each square mile in Sedgwick County. The sections surveyed for this report cover 91 square miles of the Wichita urbanized area and are shown in **Figure 9**. No square miles were deleted from the last report even though some do not contain vacant buildable lots. This is because they are in areas where development potential has not been fully realized. Sections 4743, 4752, 4952, and 5542 have been added for 2004 as a result of activity in those square miles.

Changes in the amount of building activity, by Wichita urbanized growth sub-area, are portrayed in **Figure 10**. This figure shows the number of new lots created, the number of building permits issued and the resulting number of available lots over the past three years. **Tables 7 through 9** give the numerical totals for 2003 and 2004 plus a five-year average for the years 1999 to 2003. The tables also show the percent change in each growth area for the three variables: lots added, permits issued, and the resulting number of buildable lots at the end of 2004.

Table 10 describes the buildable lot supply for each of the Wichita urbanized growth sub-areas. The buildable lot supply is determined by adding to the base (carried over from the previous reporting period), the number of new lots created, then subtracting the number of building permits issued. The supply of lots for all growth areas is 3.16, meaning that if platting and building trends experienced between January 1, 2004 and December 31, 2004 continue at the same rate, then a 3.16-year supply of vacant, developable lots exists in the Wichita urbanized area. This compares to a 3.35-year supply in 2003.

Figure 9



Buildable Vacant Lot Activity

Figure 10 (Cont'd)
Wichita Urbanized Area Buildable Lots

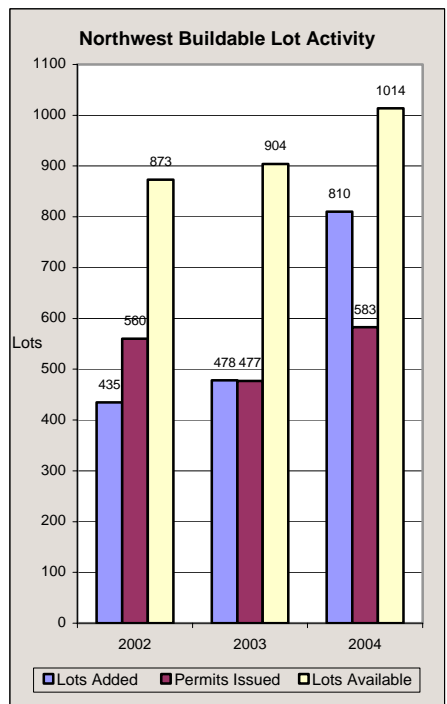
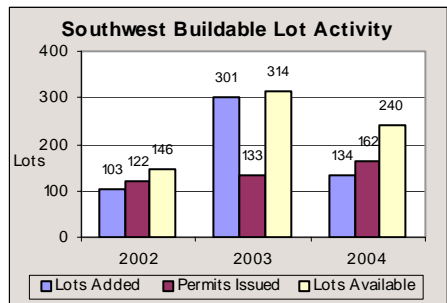
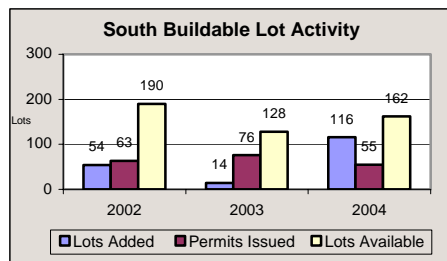


TABLE 7

Residential Buildable Lots Added by 2030 Urban Growth Sub-Area

AREA	2003 Jan. - Dec.	2004 Jan. - Dec.	% Change Past 12 Months	1999-2003 5-Year Averages
WICHITA CENTRAL	0	32	--	14
WICHITA NORTHEAST	525	352	-33.0%	299
WICHITA NORTH	183	89	-51.4%	66
WICHITA NORTHWEST	478	810	69.5%	454
WICHITA SOUTHEAST	368	165	-55.2%	242
WICHITA SOUTH	14	116	728.6%	52
WICHITA SOUTHWEST	301	134	-55.5%	148
TOTAL	1869	1698	-9.1%	1274

TABLE 8

Residential Building Permits Issued by 2030 Urban Growth Sub-Area

AREA	2003 Jan. - Dec.	2004 Jan. - Dec.	% Change Past 12 Months	1999-2003 5-Year Averages
WICHITA CENTRAL	31	29	-6.5%	16
WICHITA NORTHEAST	348	448	28.7%	295
WICHITA NORTH	95	134	41.1%	42
WICHITA NORTHWEST	477	583	22.2%	540
WICHITA SOUTHEAST	241	187	-22.4%	203
WICHITA SOUTH	76	55	-27.6%	66
WICHITA SOUTHWEST	133	162	21.8%	157
TOTAL	1401	1598	14.1%	1319

TABLE 9

Residential Buildable Lots Available by 2030 Urban Growth Sub-Area

AREA	2003 Jan. - Dec.	2004 Jan. - Dec.	% Change Past 12 Months	1999-2003 5-Year Averages
WICHITA CENTRAL	34	37	8.8%	57
WICHITA NORTHEAST	1091	995	-8.8%	955
WICHITA NORTH	263	218	-17.1%	188
WICHITA NORTHWEST	912	1014	11.2%	991
WICHITA SOUTHEAST	608	586	-3.6%	521
WICHITA SOUTH	128	162	26.5%	183
WICHITA SOUTHWEST	319	240	-24.8%	197
TOTAL	3355	3252	-3.1%	3092

Buildable Vacant Lot Activity

TABLE 10

2004 Single Family Residential Buildable Lot Supply by 2030 Urban Growth Sub-Area (Wichita Urbanized Area)							
	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-03	SINGLE FAMILY BUILDING PERMITS 1-1-04 TO 12-31-04	SINGLE FAMILY BUILDABLE LOTS ADDED 1-1-04 TO 12-31-04	RESULTING SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-04	GROWTH AREA ANNUAL SUPPLY RATE (in Years) 1-1-04 TO 12-31-04	GROWTH AREA ANNUAL SUPPLY RATE (in Years) 1-1-03 TO 12-31-03	%CHANGE SUPPLY RATE 1-1-04 TO 12-31-04 COMPARED TO 1-1-03 TO 12-31-03
WICHITA CENTRAL	34	29	32	37	2.28	1.74	30.65%
WICHITA NORTHEAST	1091	448	352	995	3.22	4.14	-22.11%
WICHITA NORTH	263	134	89	218	2.63	3.77	-30.29%
WICHITA NORTHWEST	912	583	810	1014	2.95	2.83	4.29%
WICHITA SOUTHEAST	608	187	165	586	4.13	3.51	17.62%
WICHITA SOUTH	128	55	116	162	4.44	2.68	65.34%
WICHITA SOUTHWEST	319	162	134	240	2.80	3.36	-16.80%
TOTAL	3355	1598	1698	3252	3.16	3.35	-5.74%

Figure 11 illustrates the number of single-family buildable lots from 1999 to 2004.

Figure 11

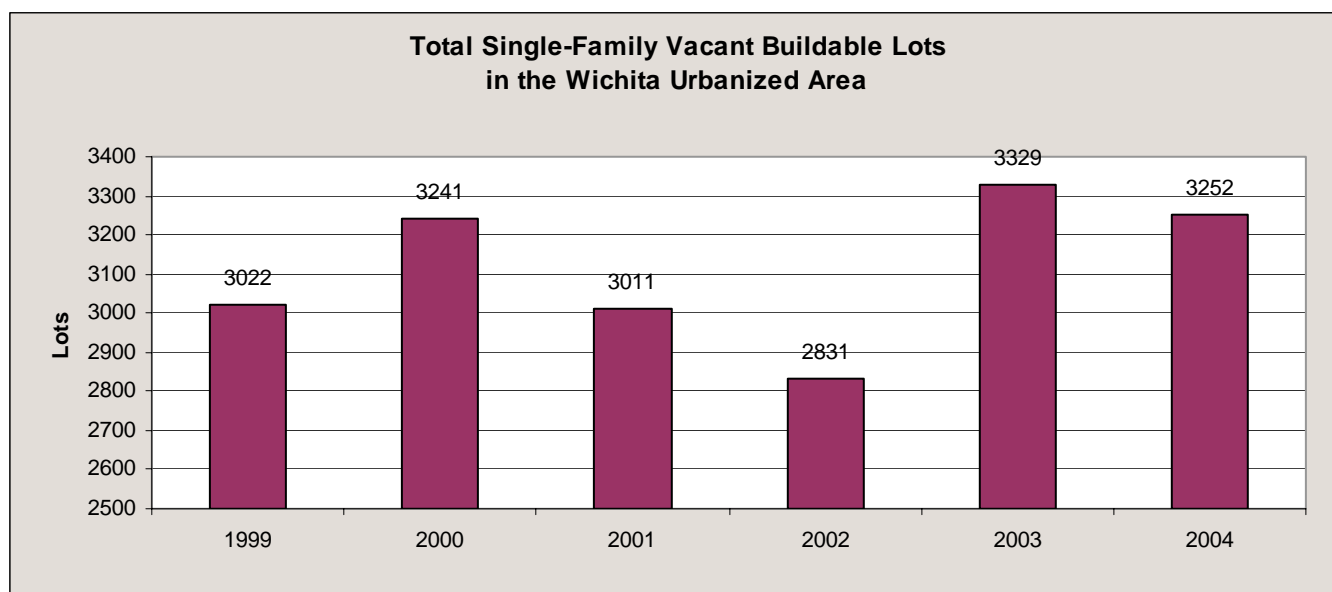


Table 11 shows residential lot changes for the surveyed sections during 2004. The table lists the number of building permits issued and the number of lots added to, or subtracted from, the inventory during the survey period. The table also depicts the percent change in the inventory of buildable lots during the past year.

TABLE 11

**2004 VACANT SINGLE-FAMILY RESIDENTIAL LOT ACTIVITY
BY WICHITA 2030 URBAN GROWTH SUB-AREA**

WICHITA 2030 URBAN GROWTH SUB-AREA	MAP #	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-03	SINGLE FAMILY BUILDING PERMITS 1-1-04 TO 12-31-04	SINGLE FAMILY BUILDABLE LOTS ADDED 1-1-04 TO 12-31-04	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-04	PERCENT CHANGE BUILDABLE LOTS 1-1-04 TO 12-31-04	PERCENT CHANGE BUILDABLE LOTS 1-1-03 TO 12-31-03	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-02
CENTRAL	5148	0		32	32	0%	0%	0
	5247	23	20		3	-87%	-41%	39
	5849	11	9		2	-82%	-27%	15
	TOTAL	34	29	32	37	9%	-37%	54
NORTHEAST	5850	69	45		24	-65%	47%	47
	5851	3	1		2	-33%	0%	3
	5948	8	1		7	-13%	-11%	9
	5949	0			0	0%	0%	0
	5950	0			0	0%	0%	0
	5951	3			3	0%	0%	3
	5952	81	21		60	-26%	13%	72
	6049	63	24	21	60	-5%	-3%	65
	6050	22	3		19	-14%	-15%	26
	6052	7			7	0%	-59%	17
	6053	74	22		52	-30%	57%	47
	6149	18	33	39	24	33%	200%	6
	6150	0			0	0%	0%	0
	6247	15	6		9	-40%	-25%	20
	6248	115	64	57	108	-6%	83%	63
	6249	54	3		51	-6%	0%	54
	6250	82	38		44	-46%	41%	58
	6347	96	31		65	-32%	14%	84
	6348	20	4		16	-20%	0%	20
	6349	132	64	78	146	11%	29%	102
	6350	29	52	128	105	262%	--	NEW
	6447	97	14		83	-14%	-14%	113
	6448	32	2	11	41	28%	-6%	34
	6449	71	20	18	69	-3%	0%	71
	TOTAL	1091	448	352	995	-9%	19%	914
NORTH	5253	41	10		31	-24%	-21%	52
	5352	0			0	0%	0%	0
	5353	59	13	60	106	80%	-13%	68
	5650	13	5		8	-38%	--	NEW
	5653	81	42		39	-52%	--	NEW
	5751	10			10	0%	0%	10
	5752	59	64	29	24	-59%	31%	45
	TOTAL	263	134	89	218	-17%	50%	175
NORTHWEST	4446	32	12		20	-38%	-29%	45
	4546	196	51	39	184	-6%	-20%	245
	4547	68	53	91	106	56%	-1%	69
	4548	67	61	56	62	-7%	--	NEW
	4646	16	6		10	-38%	-48%	31
	4647	13	9		4	-69%	-57%	30
	4648	55	13		42	-24%	450%	10
	4649	0			0	0%	0%	0
	4746	2			2	0%	0%	2
	4747	0			0	0%	0%	0
	4748	0			0	0%	0%	0
	4749	0			0	0%	0%	0

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BY WICHITA 2030 URBAN GROWTH SUB-AREA**

WICHITA 2030 URBAN GROWTH SUB-AREA	MAP #	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-03	SINGLE FAMILY BUILDING PERMITS 1-1-04 TO 12-31-04	SINGLE FAMILY BUILDABLE LOTS ADDED 1-1-04 TO 12-31-04	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-04	PERCENT CHANGE BUILDABLE LOTS 1-1-04 TO 12-31-04	PERCENT CHANGE BUILDABLE LOTS 1-1-03 TO 12-31-03	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-02
	4849	13	1		12	-8%	-7%	14
	4850	24	2		22	-8%	-8%	26
	4851	66	49	176	193	192%	--	NEW
	4947	3	2		1	-67%	-25%	4
	4949	0	13	68	55	--	0%	0
	4950	77	29		48	-38%	57%	49
	4951	128	111	108	125	-2%	75%	73
	4952	NEW	22	102		--	--	
	5047	9	3	11	17	89%	-25%	12
	5048	7	3		4	-43%	-13%	8
	5050	8	8		0	-100%	167%	3
	5051	87	92	66	61	-30%	-48%	167
	TOTAL	912	583	810	1014	11%	4%	873
SOUTHEAST	6044	5	5		0	-100%	-62%	13
	6045	0			0	0%	0%	0
	6046	0			0	0%	0%	0
	6145	86	39	17	64	-26%	-7%	92
	6146	34	22	120	132	288%	143%	14
	6245	35	23	28	40	14%	35%	26
	6246	36	42		-6	-117%	-25%	48
	6345	125	30		95	-24%	131%	54
	6346	76	9		67	-12%	117%	35
	6445	73	14		59	-19%	33%	55
	6446	138	3		135	-2%	-3%	142
	TOTAL	608	187	165	586	-4%	27%	479
SOUTH	5241	4			4	0%	0%	4
	5242	46	30	24	40	-13%	-49%	90
	5244	0			0	0%	-100%	16
	5341	58	3		55	-5%	-6%	62
	5342	3	3		0	-97%	-56%	7
	5441	0	1	55	54	0%	0%	0
	5541	0	10		-10	0%	0%	0
	5542	NEW		27		--	--	
	5643	0			0	0%	0%	0
	5741	11			11	0%	0%	11
	5744	6	8	10	8	33%	--	NEW
	TOTAL	128	55	116	162.1	27%	-33%	190
SOUTHWEST	4743	NEW	10	61				
	4744	106	58	12	60	-43%	--	NEW
	4745	114	43		71	-38%	10%	104
	4844	0			0	0%	0%	0
	4845	45	32		13	-71%	13%	40
	5042	16			16	0%	0%	0
	5043	2	1		1	-50%	0%	2
	5142	36	18	61	79	119%	--	NEW
	TOTAL	319	162	134	240	-25%	118%	146
GRAND TOTAL		3355	1598	1698	3252	-3%	19%	2831